

REVISIONS			
REV A	23 / 03 / 23	MB	TL
DRAWINGS NOW UPDATED FOR PLANNING.			
REV B	28 / 03 / 23	MB	TL
PATH WIDTH TO CAR PARK AMENDED TO 1.8M.			
REV C	17 / 04 / 23	DM	TL
DRAWINGS UPDATED FOR TECHNICAL DESIGN & TENDER PROCESS.			
REV D	11 / 05 / 23	MB	TL
MINOR CHANGES TO LANDSCAPE PLAN AND SPECIFICATION AS PER ALTERED OR NEW FURNITURE INTRODUCED FOR TENDER PROCESS.			
REV E	26 / 05 / 23	MB	TL
DRAWING UPDATED TO INCLUDE ADDITIONAL GATE AND PATH FOR FIRE SERVICE.			
REV F	30 / 06 / 23	DM	MB
DRAWING UPDATED TO INCLUDE EXTERNAL TAP, METAL LOCKABLE SHED & EXTERNAL GENERATOR.			
REV G	31 / 08 / 23	MB	TL
DRAWING UPDATED TO SUIT HIGHWAYS FEEDBACK. INCLUDES ADDITION OF CYCLE SHELTER.			
REV H	04 / 09 / 23	MB	TL
ADDITIONAL INFORMATION ADDED AS REQUESTED BY CLIENT.			
REV I	15 / 11 / 23	DM	TL
DRAWING UPDATED AS PER (LPA) LOCAL PLANNING AUTHORITY'S FEEDBACK.			

Proposed electrical vehicle charging bays. See TACE External Services drawings for further details.

Proposed cycle shelter with cycle hoops sufficient for storing 6x cycles. Install on concrete base and as per manufacturers and engineer's specification

Proposed location for external generator within service area as required in the event of a power cut. Located on a hard surface. Includes external socket and associated servicing as required. Confirm location and specification with client and engineer

Proposed service road to be single track. Layout shown as indicative, see architects drawing for further details.

Fire escape path with lockable gate shown as indicative. To be confirmed with appropriate governing body.

Sub Station

23m

Proposed access path to fire hydrant within 20m. To be confirmed with appropriate governing body

IMPORTANT: Hedges installed within visibility plays to be kept below 1m high.

Potential for gated access to be wide enough for emergency service vehicle access. To be confirmed.

Fire escape path shown as indicative. To be confirmed with appropriate governing body.

DRAWING NOTES:

See DWA Architects drawings for further details.

All construction work adjacent to trees to be in accordance with BS 5837:2012 Trees in relation to design, demolition and construction recommendations.

Tree protection fencing should be erected prior to the commencement of works on site.

IMPORTANT:

Drawings not to be used for construction and/or scaled from. Drawing information based on original drawings and survey information provided by others. All levels, material junctions, landscape build-ups, landscape furniture installation and foundations shown as indicative and to be confirmed with necessary manufacturers and engineers' specifications. See JPS engineers' drawings for further details on levels, drainage, kerbs, edge details, build ups, equipment build ups and foundations.

Layout based upon Taylor Wimpey planning application 21/09512

Understood this
Proposed metal lockable shed in service area. Location shown as indicative. Install as per manufacturers and engineer's specification as part of masterplan
Proposed external tap locations shown as indicative. Confirm locations and specification with engineers and client as required.

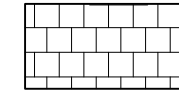
Proposed locations of landscape details. See Tel Landscape Details drawings for further information.

KEY:

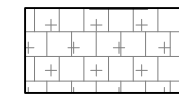
HARD LANDSCAPE SCHEDULE



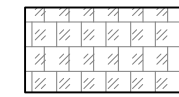
PROPOSED BUILDINGS:
Proposed buildings. See DWA Architects drawings for details.



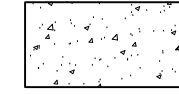
PROPOSED PUBLIC PATHWAYS:
Proposed public pathways to be textured concrete flags. Use 600 x 600 x 35mm thick (and 70mm thick in car park area for vehicle traffic) paving in 'Natural colour' or similar to be approved. All material build ups and laying specifications to engineer's and manufactures details, to include joints between flags. All levels and falls to be laid appropriately to avoid puddling.



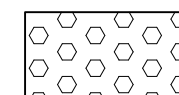
PROPOSED PUBLIC PATIOS:
Proposed public patios to be textured concrete flags. Use 600 x 600 x 35mm thick paving in 'Charcoal colour' or similar to be approved. All material build ups and laying specifications to engineer's and manufactures details, to include joints between flags. All levels and falls to be laid appropriately to avoid puddling.



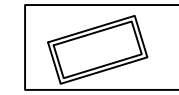
PROPOSED PRIVATE PATIOS:
Proposed private patios and paths to be textured concrete flags. Use 600 x 600 x 35mm thick paving in 'Buff colour' or similar to be approved. All material build ups and laying specifications to engineer's and manufactures details, to include joints between flags. All levels and falls to be laid appropriately to avoid puddling.



PROPOSED RESIN BOUND GRAVEL PATH:
Proposed resin bound gravel paths, includes area under benches and to building entrance. Use Resin Bound Gravel - Oyster Pearl colour or similar to be approved. Product to be installed on suitable sub-base materials with tumbled sawn natural stone setts retaining edge and to include 2x bands of setts to be installed at approx 15m intervals along path. All material build ups and laying specifications to engineer's and manufactures details. All levels and falls to be laid appropriately to avoid puddling.



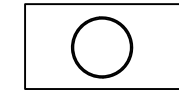
PROPOSED SERVICE AREA:
Proposed service area to be concrete with paths as required. Layout to be confirmed. Install concrete on suitable sub-base materials with pin kerb edges. All material build ups and laying specifications to engineer's and manufactures details. All levels and falls to be laid appropriately to avoid puddling.



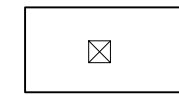
PROPOSED RAISED BEDS TO PRIVATE PATIOS:
Proposed raised beds to private patios to divide private spaces and bring interest to the building. Ultimate height approximately 700mm. Planters to be backfilled with soil and gravel drainage as required. All material build ups and laying specifications to engineer's and manufactures details. See TEL drawings for further details.



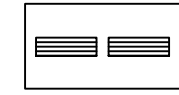
PROPOSED GREENHOUSE/POTTING SHED:
Proposed Greenhouse/Potting shed to be installed to growing area for the communal use. Install on concrete base. Product to be constructed as per engineers and manufactures specification. All material build ups and laying specifications to engineer's and manufactures details. See TEL landscape drawings for further details.



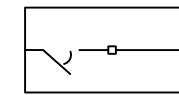
PROPOSED WATER FEATURE:
Proposed water feature installed to growing area. Includes associated electrics and ducting as required. Product and works to engineers and manufactures specification. See TEL landscape drawings for further details.



PROPOSED ORNAMENTAL LIGHTING TO COMMUNAL AREAS:
Proposed ornamental lighting installed to communal areas. Use bollard light fixtures or similar to be approved. Includes associated electrics and ducting as required. Locations shown as indicative, products and locations to be approved. See TACE Consulting Engineers drawing for further details.



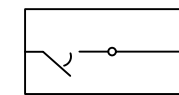
PROPOSED TIMBER SEATING TO COMMUNAL AREAS:
Proposed timber seating to communal areas. Install all produces as per manufacturers and engineers specification. See TEL landscape drawings for further details.



PROPOSED 1.8M HIGH TIMBER FEATHERED EDGE FENCING:
Proposed 1.8m high treated softwood timber feathered edge fencing and associated gates. Use softwood timber with posts installed in concrete base / foundation. Install all produces as per manufacturers and engineers specification. See TEL landscape drawings for further details.



PROPOSED 1.8M HIGH METAL MESH BOUNDARY FENCE:
Proposed 1.8m high mesh perimeter fencing 'Green colour' with posts installed in concrete base / foundation. Install all produces as per manufacturers and engineers specification. See TEL landscape drawings for further details.



PROPOSED 1.8M HOOP TOP METAL RAILINGS:
Proposed 1.8m high galvanised hoop top metal railings with associated gates, colour Black. Install in concrete base / foundation. Install all produces as per manufacturers and engineers specification. See TEL landscape drawings for further details.



PROPOSED 1.2M FLAT TOP METAL RAILINGS:
Proposed 1.2m high galvanised flat top metal railings with associated gates, colour Black to delineate private patio spaces. Install in concrete base / foundation. Install all produces as per manufacturers and engineers specification. See TEL landscape drawings for further details.

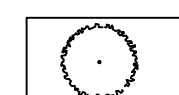
SOFT LANDSCAPE SCHEDULE



PROPOSED NATIVE EXTRA HEAVY STANDARD TREE PLANTING:
Proposed Extra Heavy Standard (EHS) trees to provide autumn colour and instant structure. See TEL Landscape soft landscape drawings for details and specification.



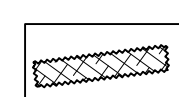
PROPOSED NATIVE STANDARD (SELECTED) TREES:
Native Standard (Selected) Trees to improve bio-diversity, structure and interest through fruit, blossom and autumn colour. See TEL Landscape soft landscape drawings for details and specification.



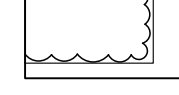
PROPOSED ORCHARD TREES:
Proposed Orchard Fruit Trees to improve bio-diversity through fruit and blossom whilst providing interest. See TEL Landscape soft landscape drawings for details and specification.



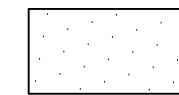
PROPOSED FEATURE TOPIARY IN CONTAINERS:
Proposed feature topiary to be 10-15L container grown installed in containers to highlight building entrance. See TEL landscape drawings for further details on containers specification. See TEL Landscape drawings for details and specification.



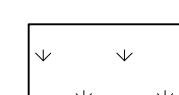
PROPOSED SINGLE SPECIES ORNAMENTAL HEDGES:
Single species hedges to soften edges, delineate spaces and add instant structure to the site and the boundaries with particular winter interest. See TEL Landscape soft landscape drawings for details and specification.
IMPORTANT: Hedges installed within visibility plays to be kept below 1m high.



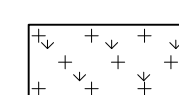
PROPOSED ORNAMENTAL SHRUB PLANTING:
Low maintenance, low growing shrub planting to provide all year interest, colour and structure while improving bio-diversity and habitat creation. See TEL Landscape soft landscape drawings for details and specification.



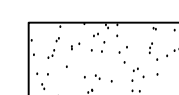
PROPOSED LOW MAINTENANCE TURF:
New areas to be turfed on minimum 100mm imported topsoil following completion of ground works. See TEL Landscape soft landscape drawings for details and specification.



PROPOSED LOW MAINTENANCE GRASS SEED:
New areas to be seeded on minimum 150mm imported topsoil following completion of ground works. See TEL Landscape soft landscape drawings for details and specification.



PROPOSED SPRING BULB PLANTING:
Proposed spring bulb planting to be installed to grassed areas. See TEL Landscape soft landscape drawings for details and specification.



PROPOSED HERITAGE GRASS AND WILDFLOWER SEED MIX:
Low maintenance grass and wildflower seed mix to provide varied textures and species whilst creating natural open spaces and improving habitat creation. See TEL Landscape soft landscape drawings for details and specification.

FOR TENDER	PROJECT	CARE HOME, STANDEN, CLITHEROE	SCALE	1 / 250 @A1	DATE	30 / 01 / 2023
	TITLE	HARD LANDSCAPE SPECIFICATION	DRAWN BY	MB	REVIEWED BY	TL
					REVISION	I
					DRAWING NO	220018-TEL-ZZ-XX-DR-L-102
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